

174.0

0006

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

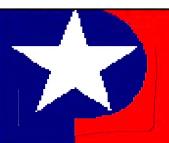
802,900 / 802,900

USE VALUE:

802,900 / 802,900

ASSESSED:

802,900 / 802,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
24		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HAYES JOHN C/ETAL	
Owner 2: HAYES RACHEL J	
Owner 3:	

Street 1: 24 ARGYLE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1650 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
101								101				116396	
4000.000								GIS Ref				GIS Ref	
424,300								Entered Lot Size				Insp Date	
600								Total Land:				07/28/18	
378,000								Land Unit Type:				I13561!	
802,900								Parcel ID				174.0-0006-0009.0	
0.092								Notes				Date	
424,300								Year end				12/23/2021	
600								Year End Roll				12/10/2020	
378,000								791,000 Year End Roll				12/18/2019	
791,000								689,800 Year End Roll				1/3/2019	
286,200								603,400 Year End Roll				12/20/2017	
270,000								587,200 Year End Roll				1/3/2017	
248,400								565,600 Year End				1/4/2016	
232,200								537,300 Year End Roll				12/11/2014	
304,400								537,300 Year End Roll				mmcmakin	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES RACHEL/ET	29202-568		10/9/1998	Family		1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/5/2018	369	Re-Roof	15,540	C					7/28/2018	Meas/Inspect	HS	Hanne S
10/9/2014	1327	New Wind	19,000					Replace 14 windows	10/24/2008	Meas/Inspect	345	PATRIOT
5/25/2000	425	Addition	125,000	C				14X25 2 STORY ADDI	8/16/2001	Permit Visit	PM	Peter M
									5/13/2000	Inspected	197	PATRIOT
									12/15/1999	Mailer Sent		
									12/14/1999	Measured	163	PATRIOT
									1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

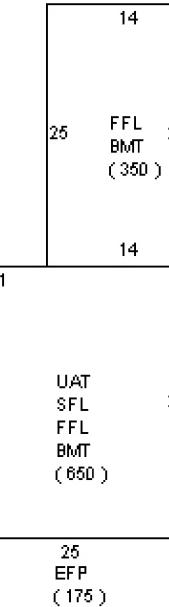
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	2	Rating: Average

COMMENTS

OF = XTRA SINK IN BATH AND SINK IN BMT.

SKETCH

Sum Area By Label :
UAT = 650
SFL = 650
FFL = 1000
BMT = 1000
EFP = 175

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	1 - Drywall 30 %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 40 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

4.6 %